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JOHNSTON ZONING BOARD OF REVIEW
100 Irons Avenue, Johnston, Rhode Island 02919
Tel: 401-231-4000 EXT 4068 Fax: 401-231-4181

AGENDA
May 30, 2013

Notice is hereby given that the Zoning Board of Review will hold a regularly scheduled monthly meeting at 7:00 PM at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, Rhode Island. All persons interested in the following proposals are requested to be present at this time. The assembly facilities are accessible to the handicapped. Persons requiring special accommodations shall call the Zoning Office at least 48 hours in advance of the meeting (401) 231-4000 ext 4068. Persons utilizing TDD equipment may contact the Town through "Relay Rhode Island" at 1-800-745-6675. The agenda for the evening will be as follows, subject to change:

I. Roll Call
II. Minutes
III. Old Business

A. File 2013-08

LOCATION: 1531 Hartford Avenue
OWNER: Joseph and Lucille DiCenzo
APPLICANT: JKL Learners
LOT: AP 53 — Lot 83; 7,000 sq. ft.; B-2 Zone
EXISTING USE: Three Family Dwelling
PROPOSAL: 1st floor infant / toddler preschool

Special Use Permit petitioned under Article III § 340-8 Table of Use Regulations Subsection 4.11 and Article XII § 340-75 Special Use Permit

Extension of Approval Request

B. File 2011-07

LOCATION: 22 Atwells Avenue
OWNER/APPLICANT: Edward and Kathleen Bedrosian
LOT: AP 18 — Lot 151; 12,800 sq. ft.; R-15 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Referral from Planning Board to Zoning Board for dimensional variances required to divide lot into two parcels. Project will return to Planning Board pending Zoning Board approval for subdivision. Parcel A will be 7,200 sq. ft.

Dimensional Variance petitioned under Article III, Section F, and Table III-F-1.

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— LOT SIZE	15,000'	7,200'	7,800'
	— FRONTAGE	100'	90'	10'
	— WIDTH	100'	90'	10'
	- COVERAGE	25%	25.7%	.7%
SETBACK:	— FRONT	25'	24'	1'
	— REAR	25'	24'	1'
	— LEFT	20'	7'	13'
	— RIGHT	20'	12'	8'

Note: Zoning Board approval of this project was recorded on 2-11-2011 which will expire on 6-30-2013. Applicant is requesting a year extension from 6-30-13.

C. File 2013-12

LOCATION: 72-76 Putnam Avenue
 OWNER: Luigi Properties LLC
 APPLICANT: Luigi Micheli III
 LOT: AP 39 — Lots 126, 129; 21,500 sq. ft.; R-15 Zone
 EXISTING USE: Auto repair, accessories and reconditioning
 PROPOSAL: Auto sales, repair, accessories and reconditioning
Special Use Permit petitioned under Article XII § 340-75 Special Use Permit, Article III §340-8 Table of Use Regulations, subsection 10.11

IV. New Business

A. File 2013-13

LOCATION: 1383 Atwood Avenue
 OWNER: 1383 Atwood Realty, LLC/Delmonico Ice Cream and Novelty
 APPLICANT: The Washington Trust Company
 LOT: AP 23 — Lots 75; 66,581 sq. ft.; B-2 Zone
 EXISTING USE: Restaurant and Bar
 PROPOSAL: Community Bank
Special Use Permit petitioned under Article XII § 340-75 Special Use Permit, Art XII § 340-27.2 Landscaping Design Standards (B) Buffering [2] and Art VIII § 340-43 Signs permitted in B Districts

B. File 2013-14

LOCATION: 11 Celebration Way
 OWNER/APPLICANT: Jason and Tanya Deanseris
 LOT: AP 48 — Lot 555; 14,713 sq. ft.; R-20 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 28' x 38' Addition

Dimensional Variance petitioned under Article III, §340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— RIGHT SIDE YARD	25'	16.9'	8.1'

C. File 2013-15

LOCATION: 10 Nutmeg Drive
 OWNER/APPLICANT: Peter Morris and Heather Fagan
 LOT: AP 43 — Lot 349; 21,926 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 330 Sq Ft Deck

Dimensional Variance petitioned under Article V, § 340-25 Authorized departures from yard regulations, subsection C, Accessory Structures

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— REAR YARD	75'	12'6"	62' 4"
	— RIGHT SIDE YARD	35"	12'	23'

D. File 2013-16

LOCATION: 2207 Hartford Avenue
 OWNER/APPLICANT: Andre and Diane Vitale
 LOT: AP 54 — Lot 111; 37,570 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 20' x 31' Carport

Dimensional Variance petitioned under Article III, §340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	40,000'	37,570'	2,430'
	— LOT FRONTAGE	140'	0'	140'
	— REAR YARD	75'	35'	40'

E. File 2013-17

LOCATION: 5 Fairmount Avenue
 OWNER/APPLICANT: Lori A. Huddleston
 LOT: AP 16 — Lot 453; 4,699± sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: 10' x 12' Bedroom at rear of house

Dimensional Variance petitioned under Article III, §340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT SIZE	15,000'	4,699'	10,301'
	— LOT FRONTAGE	100'	50'	50'
	— LOT WIDTH	100'	50'	50'
	— REAR YARD	45'	41.5'	3.5'
	— LEFT SIDE YARD	20'	13'	7'

F. File 2013-18

LOCATION: 19 Bishop Hill Road
 OWNER: Carol S. LaCourse
 APPLICANT: Michael Corsini
 LOT: AP 57 — Lot 47; 48,600± sq. ft.; R-40 Zone
 EXISTING USE: Vacant
 PROPOSAL: Single Family Dwelling

Dimensional Variance petitioned under Article III, §340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LOT FRONTAGE	140'	52.08'	87.92'

V. Adjourn

Per order of the Zoning Board of Review
 Bernard Frezza, Chairman